



Summary:	The applicant is requesting a Special Use Permit in order to operate a well drilling business, including service and retail sales. The subject site previously had a Special Use Permit for a Contractor's Yard that expired in 2005.
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This case was deferred from the February 6, 2008 County Planning Commission hearing at the request of the agent.

Staff Planner: Mari Simbaña, Program Planner

Attachments:

1. Application
2. Land Use and Zoning Map
3. Letters of Opposition from Neighbors
4. Site Plan (Commissioners Only)

Bernalillo County Departments and other interested agencies reviewed this application from December 11, 2007 to January 11, 2008.

Agency comments were used verbatim in preparation of this report, and begin on page 12.

AGENDA ITEM NO.: 7
County Planning Commission
August 6, 2008

CSU-80004 Oden & Associates, agent for Hugh & Nancy Tillery, requests approval of a Special Use Permit for Specific Uses for Contractor's Equipment Storage and Sale on Tract 2D1, Lands of Phillip R. & Jerry Adams, located at 1423 Old US 66 East, zoned A-2, and containing approximately 2.41 acres. (J-36) (DEFERRED FROM THE FEBRUARY 6, 2008 HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

Site	Zoning	Land Use
	A-2	Contractor's storage
North	Right-of-Way	Interstate 40
South	Right-of-Way A-2	Old US 66 Vacant
East	A-2	Abandoned Storage Structure
West	A-2	Vacant

BACKGROUND:

The Request

The subject site of approximately 2.41 acres, is located between Interstate 40 and Old US 66, west of the County line. The site accesses Old Route 66 via a driveway shared with the property immediately east of it.

The specific request is for operation of a well drilling business. Activities on the property will include office uses, retail and service sales, and parking. The subject site had a 10-year Special Use Permit for a Contractor's Yard (CSU-95-14) that expired June 2005. The application states that the proposed Special Use, "will be similar to the former Contractor's yard." The existing office/shop building measures 2000 square feet and is to remain as is. The eleven parking spaces, including two ADA spaces, measure 9'x20' each. Four to six employees are expected to work on the site at any one time. The site plan indicates that there will be a 6-foot high fenced outdoor storage area of approximately 14,100 feet in size. There is also a proposed new 4x8 foot sign, 16 feet in height. Landscaping is shown around the perimeter of the site.

Request Justification

The applicant believes that the site is suitable for the proposed use due to its location between two rights-of-way, its proximity to the Commercial Corridor and the neighboring county's commercial district, and the history of Special Use Permits in the immediate area.

The application asserts that changed neighborhood conditions, including the recent course of new service/retail businesses in Edgewood, justify the request. Furthermore, the application states that the proposed use constitutes a small scale business meeting community needs, and not degrading the environment and sites pages 140 and 141 of the East Mountain Area Plan (2006).

Surrounding Land Use and Zoning

The site is not in a commercial corridor as designated by the East Mountain Area Plan but it is adjacent to properties that have special use permits for a variety of non-residential uses. The commercial corridor is approximately 1500 feet northwest of the site.

Lot 2D2, immediately northwest of the subject site, has a Special Use Permit for a Contractor's Yard and Equipment Storage (CSU-01-4). About 1/3 of a mile northwest of the subject site is a property with a Special Use Permit for a Restaurant and Package Liquor Sales. South of the subject site, across Old Us 66, is a small O-1 zoned property. There is also a property whose owner is currently requesting a Special Use Permit for operation of a construction equipment rental/sales and a mini self storage/RV storage business on approximately 8.141 acres (CSU-80003). Immediately east of the subject site is Tara's Dance Studio (ZA-94-132). Further east, there is a property (lots 5B1, 4C, 4D) with a Special Use Permit for Truck, Trailer Sales, Storage and Horse Arena (CZ-99-5). About 1/3 of a mile southeast of the subject site is a 1.58-acre property zoned C-1. Across that is a 130.28-acre property that has 1.29 acres zoned as C-1.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

Policy 3 The stated Goal of the Rural Area is “to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.” The following includes applicable policies:

Policy 3.a. of the Rural Area Goal states that “higher density development may occur at appropriate locations. Rural Area density patterns shall be more specifically defined through lower rank planning. Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.”

Policy 3.b states that “Development in Rural Areas shall be compatible with natural resource capacities, including water availability and capacity, community and regional goals and shall include trail corridors where appropriate.”

Policy 3.f states that “Development shall be carefully controlled in the East Mountain Area to prevent environmental deterioration, and to be compatible with the resource base and natural recreational and scenic assets.”

Policy 3.g states that “the following shall guide industrial and commercial development in the Rural Areas.”

- Small-scale, local industries, which employ few people and may sell products on the same premises, are the most desirable industrial use.
- Neighborhood and/or community-scale rather than regional scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.”

Policy 6 Economic Development goal is, “to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.”

Policy 6.a states that, “New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to the areas of most need.”

Policy 6.b states that, “Development of local business enterprises as well as the recruitment of the outside firms shall be emphasized.”

Policy 6.g states that, “Concentrations of employment and Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.”

East Mountain Area Plan Goals and Objectives

General Land Use – 1

Goal

- Protect the property rights of property owners while ensuring the health, safety, and welfare of all inhabitants.

Visual Resources – 4

Goal

- Maintain and improve the existing visual quality of the East Mountain Area.

Objective

- Recognize the natural and visual environment, particularly features unique to the East Mountain Area as a significant determination in development decisions.

Economic And Commercial Development – 9

Goal

- Achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Objectives

- Promote sound economic development that includes small-scale, local businesses.
- Provide new employment opportunities for area residents which will accommodate a wide range of occupational skills and salary levels.
- Promote tourism with careful attention to the potential for impacts of tourism on the East Mountain Area residents, rural character, and environment.

Policies

- 9.1 Commercial development shall occur in commercial corridors and nodes identified through an economic development study, sector plan, or master plan approved by Bernalillo County.
- 9.2 Prohibit new Special Use Permits for commercial and manufacturing that would be equivalent to M-2 zoning.
- 9.3 New commercial development shall be of an appropriate scale to meet the needs of the area residents and not degrade the environment.
- 9.4 Encourage small-scale business to develop with the potential for providing local employment.

Possible Techniques

- Establish commercial corridors and nodes to allow for the location of neighborhood-scale businesses that generate jobs and provide needed goods and services to EM residents while maintaining rural character.
- Focus light industrial and commercial development in selected areas with adequate utilities and transportation access and set apart from any existing or future residential neighborhoods or other incompatible land uses.
- Reserved portions of the community strictly for commercial activity to accommodate a variety of wholesale, retail, service and offices uses where the highest traffic volumes and greatest utility demands can be served and more extensive signage and outdoor display of materials will be expected and permitted.

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Rural Character

The most important issue identified by respondents on the 2003 questionnaire was the retention of rural character, confirmed by responses to other Survey questions. The vision of the East Mountain Area residents is to maintain this rural character. This is the focus of discussion in the Community Vision section which can be found in Appendix G. Rural character is defined by natural landscape, open spaces, undisturbed ecosystems, quietness, views of the landscape and the sky, limited traffic, large lots, privacy, and small-scale local businesses.

Bernalillo County Zoning Ordinance

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the Board of County Commissioners.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 1. An error in the original zone map.

2. Changed neighborhood conditions, which justifies a change in land use or
 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Section 18. Special Use Permit Regulations.

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:

1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

B.32.a

(Office/Commercial) In certain situations based on unique conditions the owner may apply for any of the specific uses set forth in Sections 12, 13, 14, or 15 of this Ordinance. The special use for a specific use (office/commercial) may be granted if the owner/applicant proves by clear and convincing evidence that: (1) unique conditions exist that justify the request and (2) there is substantial support from neighborhood residents (or owners of property) within 200 feet of the site for the proposed special use.

Section 19: Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a residentially zoned property, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.

1. Sites of one acre or less:
 - a. There shall be a landscaped setback along all streets of no less than ten feet.
 - b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
 - c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.
2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.

- B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single family residential use, except for those sides abutting public right-of-way.
- E. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.
- G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.
- H. Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed in accordance with the Landscaping and Buffer Landscaping Regulations Section of this ordinance, shall be made to conform with this regulation within two years due to the amendment of the map or text of this ordinance.

ANALYSIS:

Surrounding Land Use and Zoning

The subject site is located between Interstate 40 and Old US 66 in close proximity to properties with Special Use Permits. There are no adjacent residential uses to the site.

There have been various Special Uses on adjacent and nearby properties over the years. The most recently approved and operating Special Use Permit is CSU-01-4 for Contractor's Yard and Equipment Storage on lot 2D2, immediately west of the subject site. Northwest of the subject site, CZ-96-7 for a Restaurant and Package Liquor Sales is on a vacant lot. Southeast of the site, is CZ-99-5 for Truck, Trailer Sales, Storage, and Horse Arena.

Plans

The subject site is not in a commercial corridor as designated in the *East Mountain Area Plan*. The East Mountain Trails and Bikeways Master Plan proposes a bike route along Hwy 66.

Zoning Ordinance

The main activities proposed to occur on the subject site are office uses, retail and service sales, parking, and storage of contractor's equipment. Office uses are permissive in the O-1 zone and retail/service activities are permissive in the C-1 zone. These uses are altogether, permissive in the C-LI zone.

In response to Resolution 116-86, the application states that changed neighborhood conditions, including new businesses in Edgewood and growth of the town, justify the request. However, the decision to allow activities on the subject site cannot be based upon zoning or jurisdiction of a neighboring County. The application states that the proposed use constitutes a small scale business. Although the proposed activity (including 13,180sf of landscaping) is limited to just over 1/3 of the total acreage, a visual impact could potentially conflict with the

surrounding community, especially from the 14,100sf of open storage. One letter of support was included with the application submittal.

Agency Comments

There were no adverse comments regarding the request. The Zoning Administrator describes landscaping, paving, and signage requirements that are to be met by the applicant in order for uses to occur. The applicant must confirm request for signage as part of the Special Use Permit. Public Works staff has determined that the accurate location of State Rd. 333 needs to be shown on the Site Plan and the applicant needs to provide an NMDOT permit for driveway access and documentation validating shared driveway easement. Also, prior to development, a formal grading and drainage plan and a Storm Water Pollution Prevention Plan must be submitted and approved. Among extensive comments, Public Works/Water Resources staff points out that the intended activity is subject to sections of the Water Conservation Ordinance and that Stormwater Quality issues must be addressed. NM Department of Transportation staff does not believe that the use will have significant impact on the state roadway system. APS staff states that the request will have not adverse impact on the APS district.

Analysis Summary

Zoning	
Resolution 116-86	Current open storage of materials and lack of landscape maintenance violate County regulations and are visually unpleasant.
Section 18.B.32	Proposed use provides a needed service to the community. The applicant must present unique conditions.
Plans	
Comprehensive Plan	The request qualifies as a desirable use as it is a small-scale, local industry, employing few people and selling products on the same premises (Rural Area Policy G)
East Mountain Area Plan	The request is a neighborhood-scale commercial use meeting the needs of local residents. (Policies 9.1 & 9.2) However, proposed "screened" open storage and billboard will have too intense of a visual impact on the rural quality of the area.
Other Requirements	
Environmental Health	Provide a Mosquito control plan for on-site ponding
Public Works	- Show the location of the right-of-way of State Road 333 (Old Route 66) in relation to the property. - Provide NMDOT driveway access permit. - Provide documentation for shared driveway easements

Conclusion

The site is not in a commercial corridor, nor near numerous commercial uses. There are a few special use permits in close proximity but these are limited owing to the mostly residential

area. In as much as well drilling is a needed service of the community, the operation of the business, including contractor equipment storage, is predictably too intense of a use for the subject site. Since the expiration of the previous Special Use Permit (CSU-95-14) in 2005, the site has continued to function as a contractor's yard.

A letter of from the East Mountain Coalition reveals that the group has met with the agent for the property owner to discuss issues of concern. The association's primary reason for opposition is due to the visual impact of the request. It is apparent that the association would be willing to support the request with some changes and conditions. The Sedillo Road Greater Neighborhood Association has also submitted a letter of opposition.

To date, the applicant has minimally justified the request. Although the current application suggests that the intended use could be feasible, it is the duty of the applicant to present a clear justification of the request.

Additional Comments, August 6, 2008

Neither the applicant nor the agent have submitted any materials since the last hearing on February 6, 2008.

RECOMMENDATION:

Staff recommends Denial of the request.

Mari Simbaña
Program Planner

FINDINGS:

1. This is a request for a Special Use Permit for Specific Uses for Contractor's Equipment Storage and Sale on Tract 2D1, Lands of Phillip R. & Jerry Adams, located at 1423 Old US 66 East, zoned A-2, and containing approximately 2.41 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is inconsistent with Resolution 116-86, as this land use is not more advantageous to the community.
4. This request conflicts with Resolution 116-86 in that applicant has failed to demonstrate that the existing zoning is inappropriate.
5. This request is inconsistent with the East Mountain Area Plan as the proposed activity could create a visual impact that is incompatible with the surrounding community.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Zoning Administrator:

1/11/08

Applicable Zoning Standards

Landscaping/Screening

- overall size of property requires 15-foot wide landscaping buffers along the north and south sides of the site (I-40 & Old US 66 East), as well as a 6-foot wide buffer along the east and west sides of the property
- these areas are required to meet the applicable sections of the Zoning Ordinance regarding vegetative cover, tree placement, and perpetual maintenance; however, CPC policy has allowed existing "natural" vegetation in the East Mountain area to be used in conjunction with the county's landscaping requirements. If the CPC authorizes this landscaping substitution for this request, a note should be added to the revised site plan indicating that existing vegetation will be used, but must provide adequate screening and coverage to meet the intent of the county's landscaping standards.
- if not approved as such by the CPC, a detailed landscaping plan outlining these areas is necessary to confirm compliance with applicable provisions, OR a alternate landscaping plan can be submitted to the Zoning Administrator for review as described in Section 19.C. of the ordinance
- because adjacent lots are zoned A-2, a six-foot high wall or fence is required along the east and west property lines if there are residential uses on these lots; if not, a statement on the site plan acknowledging erection of this screen upon residential development will suffice

Off-Street Parking

- 11 off-street parking spaces have been noted on the submitted plan (9 standard, 2 HC) and appears to meet the applicable provisions for space size (8' x 20')
- the coverage of the off-street parking areas is required to be hard surfaced (concrete or bituminous material) to allow for a continued level and serviceable area; however, in specific situations CPC policy has allowed for gravel surfacing of standard off-street parking areas/spaces. If approved by CPC for gravel coverage, a specific condition should be noted in the approval, and the provision of a layer of gravel of at least 2-inches in depth shall be provided at all times

Building Height

- underlying zoning designation allows for building height up to 26' or 2? stories

Setbacks/Separation

- all structures appear to meet applicable setback requirements (25'/25'/10') and separation distances

Signage

- two (2) signs are noted on the provided information; one along Old US 66 East at 32-sq. ft. in area, and the other along I-40 at 530-sq. ft. in area
- the 32-sq. ft. sign will meet applicable allowances for signage in A-2 (based on O-1 standards), however, the off-premise sign (billboard) exceeds that normally allowed. If both of these structures are to remain on the property in connection with approval of the SUP, a statement to this effect should be listed

Related requirements

- provided site- and building-lighting must meet applicable standards (shielded or cut-off fixtures)

Environmental Health:

12/14/07

1. On-site wastewater treatment is with septic tank and disposal field and is permitted with a historical permit; HSTL-595220.
 - a. A inspection and evaluation is required at this time to ensure compliance with the current County Wastewater Ordinance. An Operators permit and management plan is also required. Contact the Office of EH at 314-0310.
2. Water source is an approved account with Entanosa Water Co-Op.
3. Provide an Mosquito control plan for on-site ponding.

Zoning Department Manager:

1/2/08

Based on the above comments there is no adverse comments at this time.
There are no current zoning violations on the property.

Building Department Manager:

12/17/07

Corrections listed below must be corrected for approval:
Building permits will be required for the proposed project.

Public Works:

DRAN:

1/11/08

1. This property is subject to Chapter 38 of the Bernalillo County Code for Flood Damage Prevention and Storm Drainage. The grading and drainage plan provided with this special use application has not been submitted to the Bernalillo County Public Works Division for a formal review. However, a conceptual review has been completed of the grading and drainage plan, along with a comparison of proposed site conditions to those depicted on the approved grading and drainage plan for the site (PWD 96-118). The conceptual plan was found to be sufficient for this application. A formal grading and drainage plan update prepared by an engineer licensed in the State of New Mexico and approved by Bernalillo County Public Works will be required prior to any development or additional development of this property.
2. This property is subject to the National Pollution Discharge Elimination System (NPDES) as required by the Bernalillo County Code Chapter 38 Section 147. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any development.

COUNTY PLANNING COMMISSION

AUGUST 6, 2008

CSU-80004

DRE:

1/3/08

1. Please show the location of the right-of-way of State Road 333 (Old Route 66) in relation to the property.
2. Please provide BCPWD with a the NMDOT access permit for the driveway.
3. Please provide documentation for the driveway easement shared with the adjoining property on the east.
4. No Traffic Impact Analysis is required. Trips generated be the proposed ddevelopment are below County's traffic threshold.

Fire Department

1/4/08

- Required access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.
- The required width of a apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy.
- An additional evacuation / access road maybe required in a wildland/forest interface area.
- An evacuation plan may be required in a wildland/forest interface area.
- Fire lanes shall be designed, approved, and inspected prior to occupancy.
- Extinguishers shall be suitable for the anticipated character of the fire, the construction and occupancy of the individual property or premises, the vehicle or hazard to be protected and the ambient-temperature conditions.
- Occupancy pending compliance with the hazardous materials emergency response plan (HMER Plan)
- upon deveolpment of the proposed project the builder,owner,developer must show approved locations and distance of the fire hydrants.
- Approval and/or occupancy pending approved water supplies for fire protection.
- Fire hydrants are generally installed according to spacing criteria that varies according to proposed land use. These hydrants may be required to be supplemented with additional hydrants when actual development takes place.
- BCFD Fire Prevention Bureau shall approve all wateline extensions. Water utilities shall submit plans and specifications prior to construction.
- Where new waterlines are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at not less than 1,000-foot spacing to provide for transportation hazards.
- A letter of intent shall be required from the utility to specify fire flows, pressures, aqnd storage which will be provided for fire protection.

Parks & Recreation:

12/26/07

No adverse comment; please note that the EM Trail Plan proposes a bike route on Hwy 66.

Sheriff's:

No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

12/14/07

MPO staff have no comment on this particular proposal. For information, Old Rt 66 is functionally classified a rural major collector.

AMAFCA:

1/7/08

No comment.

City Planning Department:

No comment received

Transportation Division

12/27/07

No comment received

City Public Works:

Transp. Planning: No comment received

Transp. Development: No comment received

12/20/07

No adverse comments.

City Transit:

No comment received

ABCWUA Utility Development Section

1/3/08

No comment received

City Environmental Health:

No comment received

City Open Space:

1/2/08

Project # ZCSU-80004

Open Space has no adverse comments

NM Department of Transportation

12/18/07

Possible Impacted NMDOT roadway(s): NM 333 (old US 66)

Departments Comments: Due to the size of the development, it is not expected that it will have a significant impact on the state roadway system. Therefore, no further action is required.

Albuquerque Public School:
12/12/07

Lands of Philip R and Verry Adams, Tract 2-D-1, and **Lands of Estate of Pearl Guest**, Tract 2-D is located on 1423 Old US 66 East. The owner of the above property requests a special use permit for retail sales and service for Sandia Well Drilling. This request will have no adverse impacts to the APS district.

MRGCD
12/31/07
No adverse comments

Village of Tijeras: No comment received

Public Service Company of New Mexico
1/17/08

No comment based on the information provided to date. It is the applicant's obligation to determine and accommodate existing utility easements that cross the property, to dedicate utility easements, and to abide by any conditions or terms of such easements.

NEIGHBORHOOD ASSOCIATIONS:
East Mountains District 5 Coalition